



Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

Agency Notification

December 10, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Numbers & Case Name:	21-02-CPM (Comp Plan Map Change), 21-08-AN (Annexation) & 21-06-S (Preliminary Plat) – <i>Rising Sun WEST Subdivision</i> .
Project Description	JUB Engineers, on behalf of M3 Companies, LLC, requests approval for a Comprehensive Plan Map Change for part of a 42.04 ac site from Commercial to R-8 Medium Density Residential (MDR) and R-20 High Density Residential (HDR); Annexation of the same 42.04 ac. into Kuna City with 18.81 ac. as R-8 MDR; 13.29 ac. as R-20 HDR and 9.94 ac. as C-1 (Neighborhood Commercial) zoning choices; and requests Preliminary Plat approval to subdivide the same lands into 90 Single-Family lots, 8 Common Lots, 2 shared driveways and 1 multi-family lot (Future development) and 13 commercial lots. The site is in Section 25, Township 2 North, Range 1 West & section 30, Township 2 North, Range 1 East (Parcel numbers; R0615251201, R0615250551, R0615250575). All acreages are approximate.
Site Location	The south side of Kuna Road, on both immediate sides of the Meridian Road Alignment, Kuna, ID 83634.
Applicant	Mark Tate, M3 Companies, LLC. 1087 W. River Street, Ste. 310 Boise ID, 83702 208.939.6263 Mtate@m3companiesllc.com
Representative	Wendy Shrief, JUB Engineers 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
Tentative Public Hearing Date	Tuesday, January 25, 2022 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*



June 24, 2021

City of Kuna
Planning and Zoning
751 W 4th Street
Kuna, Idaho 83634

**Re: Rising Sun West Subdivision | Annexation, Rezone,
Preliminary Plat**

Dear Staff and Commissioners:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Rising Sun West Subdivision. JUB Engineering is representing the applicant/developer, M3 Companies LLC, for this application.

Project Background

Rising Sun West is a subdivision located on the south side of S. Kuna Road and approximately 0.82 miles north of E King Road. The proposed subdivision is located near the Rising Sun and Rising Sun Commons subdivisions. The site consists of approximately 42.04 acres and includes a proposed 90 single-family residential lots, 13 commercial lots, and one lot for proposed townhomes. The residential gross density is 4.78 DU/Ac., Net density is 6.22 DU/Ac. The percentage of open space is 12.3 percent or 2.32 acres and 28.3 percent with the proposed park.



Vicinity Map, properties highlighted in blue



The properties included in the applications are:

	Parcel	Owner	Current Zoning
1	R0615250551	Black Creek LTD Partnership	RUT
2	R0615251201	Black Creek LTD Partnership	RUT
3	R0615250575	Black Creek LTD Partnership	RUT

The subject properties are currently zoned RUT in Ada County and located within the City of Kuna's Area of Impact. A pathway of annexation exists via Rising Sun Subdivision No. 1, located directly south of the subject property. Parcels R0615250551 and R0615251201 have a Comprehensive Plan Future Land Use Map Designation of Commercial. Parcel R0615250575 has a Comprehensive Plan Future Land Use Map Designation of Mixed-use.

Streets:

Streets throughout the development will be dedicated to the public and shall be constructed to the City of Kuna standards. South Kuna Meridian Road, a critical north-south collector road, will extend south, terminating at the southernmost boundary line of the Rising Sun West development. This north-south collector will be the primary access point. A secondary access point exists via Thea Drive, located in Rising Sun Subdivision No. 1.

Utilities:

Water:

The City of Kuna will provide water service for domestic use and fire protection via an extension of the existing service in E Avalon Street.

Sewer:

All lots within the subdivision will be provided sanitary sewer service by the City of Kuna via an extension of the existing service in E Avalon Street.

Design Concept:

Rising Sun West Subdivision will provide Kuna with a variety of upscale housing types, including single-family homes and townhomes as well as future commercial uses. The project will consist of high-quality building materials and landscaping. The preliminary plat submitted shows the location of anticipated uses, but the specific building size, location, and orientation will be finalized as part of the final plat approval for that particular phase.

Landscaping and Amenities:

The landscape plans include private amenities and street furniture to enhance the pedestrian experience of community residents. The streetscapes are designed to reflect the different street characteristics within the development, from local residential streets to collector streets intended to move traffic through the project. Final landscape plans will be submitted with the final plat application for each phase to ensure consistency with the project vision.



Applications

As discussed during our pre-application conference with city staff, the required applications include an Annexation & Rezone application and a Preliminary Plat application.

Annexation Application:

The applicant proposes annexation of approximately 42.04-acres which are presently zoned RUT in Ada County. The property is within the City of Kuna's Area of Impact and is contiguous to Kuna City Limits.

Rezone Application:

The applicant proposes a rezone to align the property's zoning designation with the preliminary plat's proposed lot and roadway layout. The existing zone is RUT. The proposed zones are R-8 (18.81-ac), R-20 (13.29-ac), and C-1 (9.94-ac).

	Parcel Number	Owner	Current Zoning	Proposed Zoning
1	R0615250551	Black Creek LTD Partnership	RUT	R-8
2	R0615251201	Black Creek LTD Partnership	RUT	C-1, R-20
3	R0615250575	Black Creek LTD Partnership	RUT	R-8

Preliminary Plat:

The proposed preliminary plat of Rising Sun West includes 42.04 acres of 90 single-family residential with eight single-family residential common lots, two shared driveway lots, 13 commercial lots, and two multi-family lots.

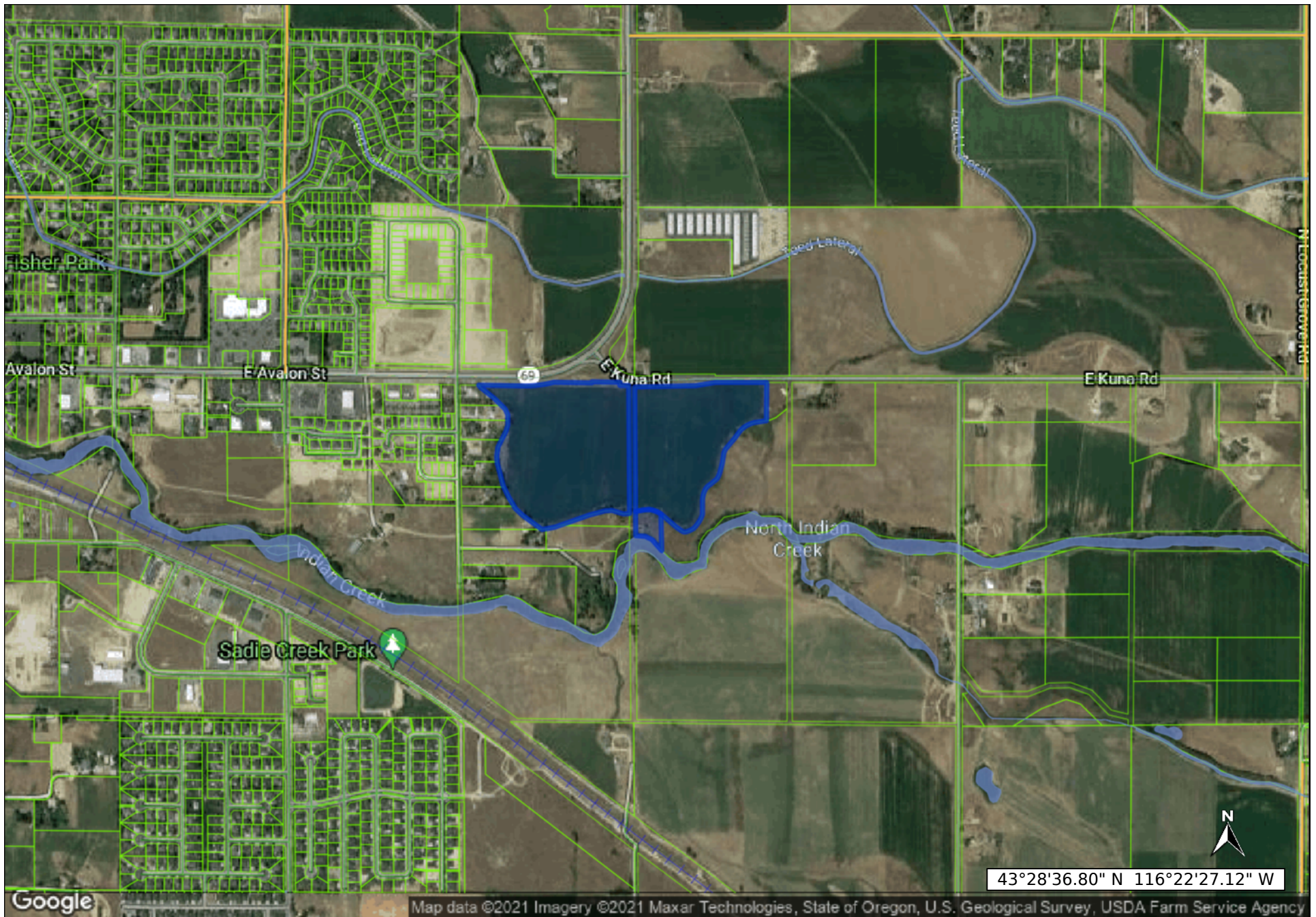
We appreciate the opportunity to present these applications to the Planning and Zoning Commission. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at wshrief@jub.com or 208-376-7330

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Shrief", is written over a light blue horizontal line.

Wendy Shrief
Planner, AICP
J-U-B ENGINEERS, Inc.

Vicinity Map





Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

File No.(s): 21.08.AN, 21-02-CPM 21-06-S, 21-17-DR

Project Name: Rising Sun West

Date Received: Coversheet 07.15.2021, Final Attachments 07.19.2021 CPM Completed
submittal 11.23.2021

Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input checked="" type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: _____

Parcel No.(s): _____

Section, Township, Range: _____

Property Size: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Project Description

Project Name: _____

General Description of Project: _____

Type of proposed use (check all that apply and provide specific density/zoning):

☐ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD

☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES **NO**

If YES, please describe: _____

Will any existing buildings remain? YES **NO**

No. of Residential Units: _____ No. of Building Lots: _____

1 Multi-Family

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):

☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: 12.3% Common Acreage of Open Space: _____
28.3% w/ city park

Type of Open Space provided (i.e. public, common, landscaping): _____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total no. of employees: _____ Max no. of employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? ☒ YES ☐ NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

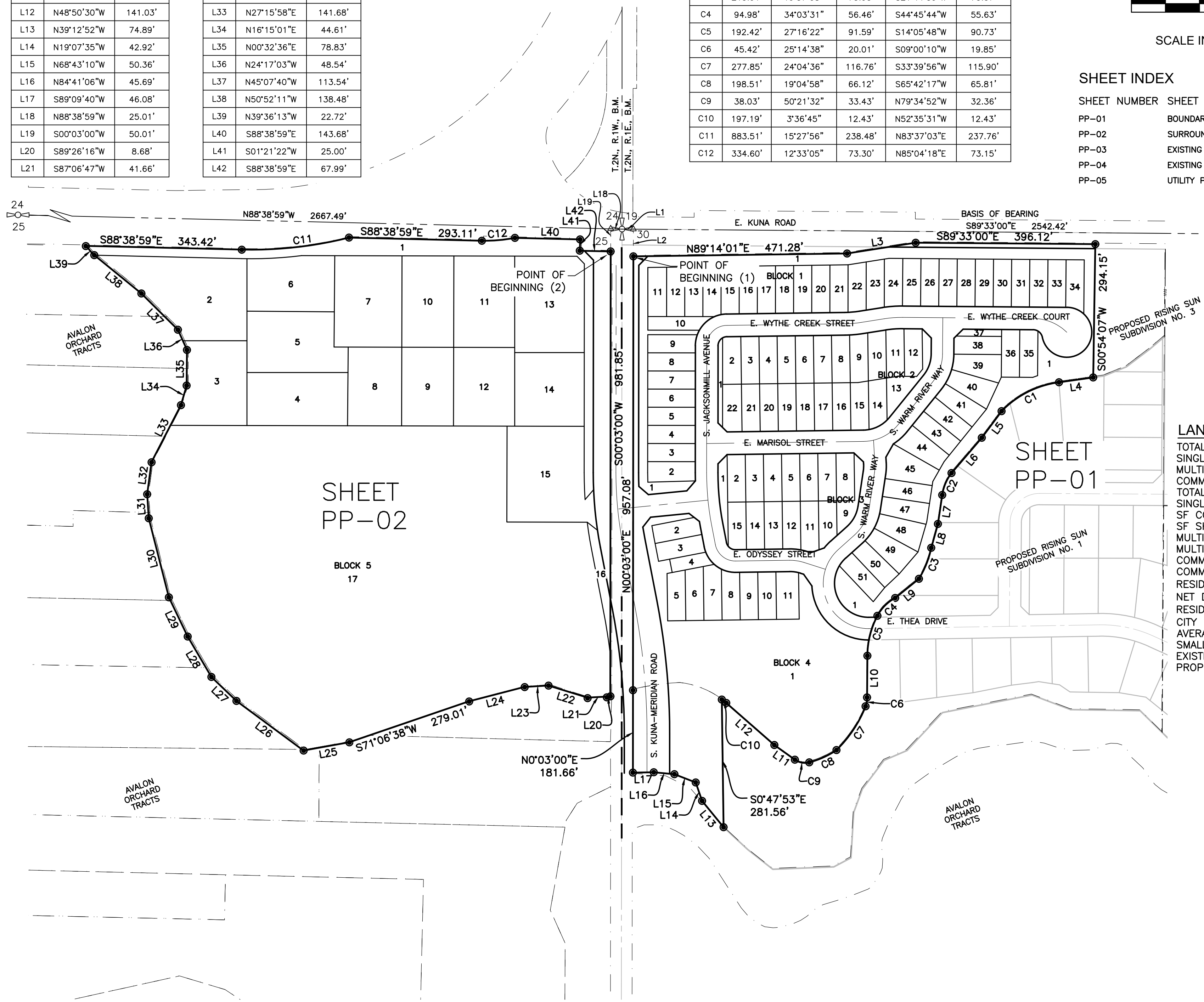
Applicant Signature: W. J. Q. Date: _____

PORTIONS OF LOTS 1 THROUGH 6 OF BLOCK 6 AND OF LOTS 1 THROUGH 8 OF BLOCK 9 OF THE AMENDED PLAT OF PART OF THE AVALON ORCHARD TRACTS SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	214.67"	38°34'46"	144.55'	S63°14'59"W	141.83'
C2	105.54'	28°48'13"	53.06'	S22°53'58"W	52.50'
C3	215.91'	19°37'08"	73.93'	S21°44'39"W	73.57'
C4	94.98"	34°03'31"	56.46'	S44°05'44"W	55.63'
C5	192.42'	27°16'22"	91.59'	S14°05'48"W	90.73'
C6	45.42"	25°14'38"	20.01'	S09°00'10"W	19.85'
C7	277.85'	24°04'36"	116.76'	S33°39'56"W	115.90'
C8	198.51'	19°04'58"	66.12'	S65°42'17"W	65.81'
C9	38.03'	50°21'32"	33.43'	N79°34'52"W	32.36'
C10	197.19'	3°36'45"	12.43'	N52°35'31"W	12.43'
C11	883.51'	15°27'56"	238.48'	N83°37'03"E	237.76'
C12	334.60'	12°33'05"	73.30'	N85°04'18"E	73.15'

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°33'00"E	25.00'
L2	S00°03'00"W	60.00'
L3	N81°03'02"E	153.05'
L4	S81°53'53"W	76.17'
L5	S36°40'09"W	72.95'
L6	S40°39'48"W	102.55'
L7	S08°29'05"W	64.63'
L8	S15°27'35"W	54.66'
L9	S51°08'42"W	67.26'
L10	S00°27'30"W	91.98'
L11	N54°24'29"W	55.42'
L12	N48°50'30"W	141.03'
L13	N39°12'52"W	74.89'
L14	N19°07'35"W	42.92'
L15	N68°43'10"W	50.36'
L16	N84°41'06"W	45.69'
L17	S89°09'40"W	46.08'
L18	N88°38'59"W	25.01'
L19	S00°03'00"W	50.01'
L20	S89°26'16"W	8.68'
L21	S87°06'47"W	41.66'

LINE TABLE		
NO.	BEARING	DIST.
L22	N72°50'48"W	90.38'
L23	S86°36'09"W	52.93'
L24	S75°25'53"W	126.23'
L25	S79°47'29"W	102.40'
L26	N53°29'10"W	183.78'
L27	N46°17'20"W	76.46'
L28	N30°24'50"W	103.85'
L29	N25°36'39"W	95.39'
L30	N14°15'51"W	180.00'
L31	N30°49'05"W	53.13'
L32	N07°42'19"E	71.58'
L33	N27°15'58"E	141.68'
L34	N16°15'01"E	44.61'
L35	N00°32'36"E	78.83'
L36	N24°17'03"W	48.54'
L37	N45°07'40"W	113.54'
L38	N50°52'11"W	138.48'
L39	N39°36'13"W	22.72'
L40	S88°38'59"E	143.68'
L41	S01°21'22"W	25.00'
L42	S88°38'59"E	67.99'



SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	SURROUNDING LAND USE AND LOT TABLES
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	UTILITY PLAN

LAND USE SUMMARY

TOTAL AREA:	42.04 AC.
SINGLE FAMILY RESIDENTIAL AREA:	18.81 AC.
MULTI-FAMILY RESIDENTIAL AREA:	13.15 AC.
COMMERCIAL AREA:	10.08 AC.
TOTAL LOTS:	115 LOTS
SINGLE FAMILY RESIDENTIAL LOTS:	90 LOTS
SF COMMON AREA LOTS:	7 LOTS
SF SHARED DRIVEWAY LOTS:	2 LOTS
MULTI-FAMILY RESIDENTIAL LOT:	1 LOT
MULTI-FAMILY COMMON LOT:	1 LOT
COMMERCIAL LOTS:	14 LOTS
COMMERCIAL COMMON LOT:	1 LOT
RESIDENTIAL DENSITY:	4.78 DU/AC
NET DENSITY:	6.22 DU/AC
RESIDENTIAL COMMON AREA:	2.32 AC. (12.3%)
CITY PARK AREA:	3.01 AC. (16.0%)
AVERAGE LOT SIZE:	4,328 S.F.
SMALLEST LOT:	3,766 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-8, R-20, C-1

OWNER

BLACK CREEK LTD PARTNERSHIP
P.O. BOX 690
MERIDIAN, ID 83680

CIVIL ENGINEER

MATT PRICE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

FIRE DISTRICT:

KUNA FIRE DISTRICT
150 W. BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144

SCHOOL DISTRICT:

KUNA SCHOOL DISTRICT
711 E. PORTER STREET
KUNA, ID 83634
PHONE: (208) 922-1000

IRRIGATION DISTRICT:

BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE: (208) 344-1141 EXIS

DEVELOPER

M3 COMPANIES
1087 W. RIVER STREET
SUITE #310
BOISE, IDAHO 83702
208-939-6263
MARK TATE

LAND SURVEYOR

TIMOTHY HARRIGAN, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

SEWER & WATER:

CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1729 (SEW)
PHONE: (208) 287-1725 (WAT)

POWER:

IDAHO POWER
ARLIN SMITH
10790 FRANKLIN RD.
BOISE, ID. 83709
PHONE: (208) 388-2167

PRESSURE IRRIGATION:

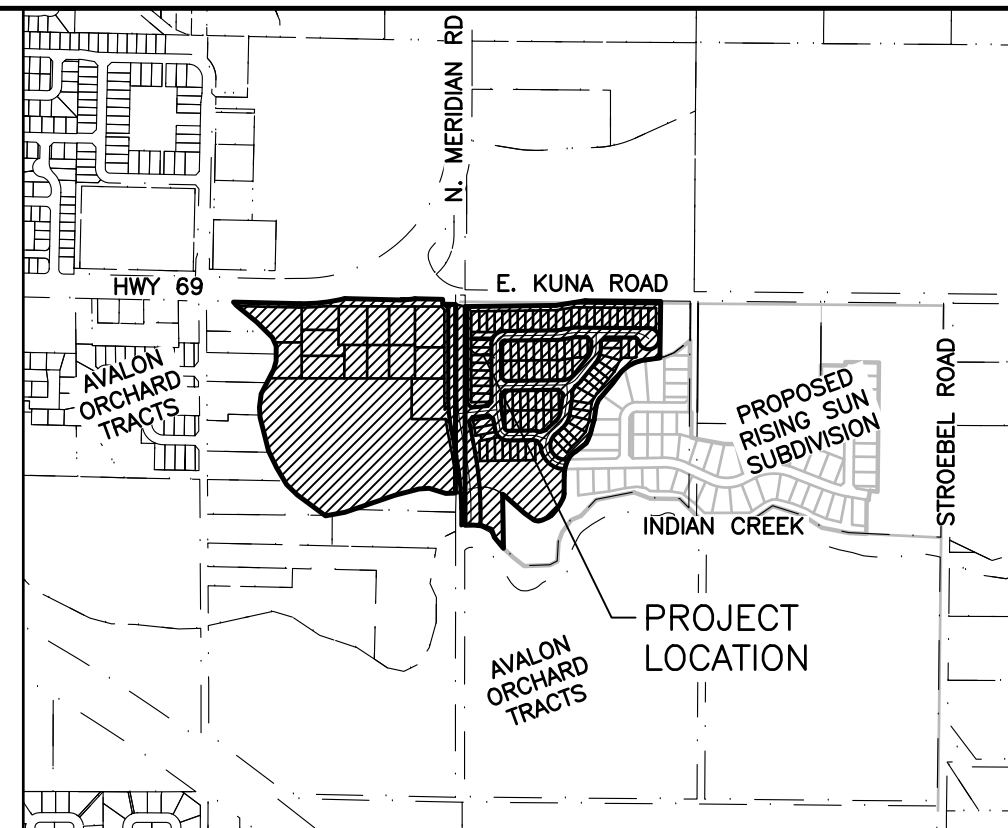
CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1725

ROADWAYS

ADA COUNTY HIGHWAY DISTRICT
1301 N. ORCHARD ST
BOISE, ID. 83706
PHONE: (208) 387-6100

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER LINE	
	WATER LINE	
	GRAVITY IRRIGATION PIPE	
	PRESSURE IRRIGATION LINE	
	STORM DRAIN LINE	
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	SEWER MANHOLE	
	DITCH FLOW LINE	
	IRRIGATION MANHOLE	
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
	EDGE OF PAVEMENT	
	GAS LINE	
	FENCE LINE	
	FIRE HYDRANT	
	5' CONTOUR LINE	
	1' CONTOUR LINE	
	DRAINAGE FACILITY	



JUB
J-U-B ENGINEERS, INC.


J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

[illegible]

RISING SUN WEST SUBDIVISION
 KUNA, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE : 10-21-006_PRE-PLAT
 JUB PROJ. # : 10-21-006
 DRAWN BY : ###
 DESIGN BY : ###
 CHECKED BY : ###

 A horizontal line with arrows at both ends, labeled "ONE INCH". Below it, the text reads "AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY".
 LAST UPDATED: 12/8/2021
 SHEET NUMBER:


PP-01



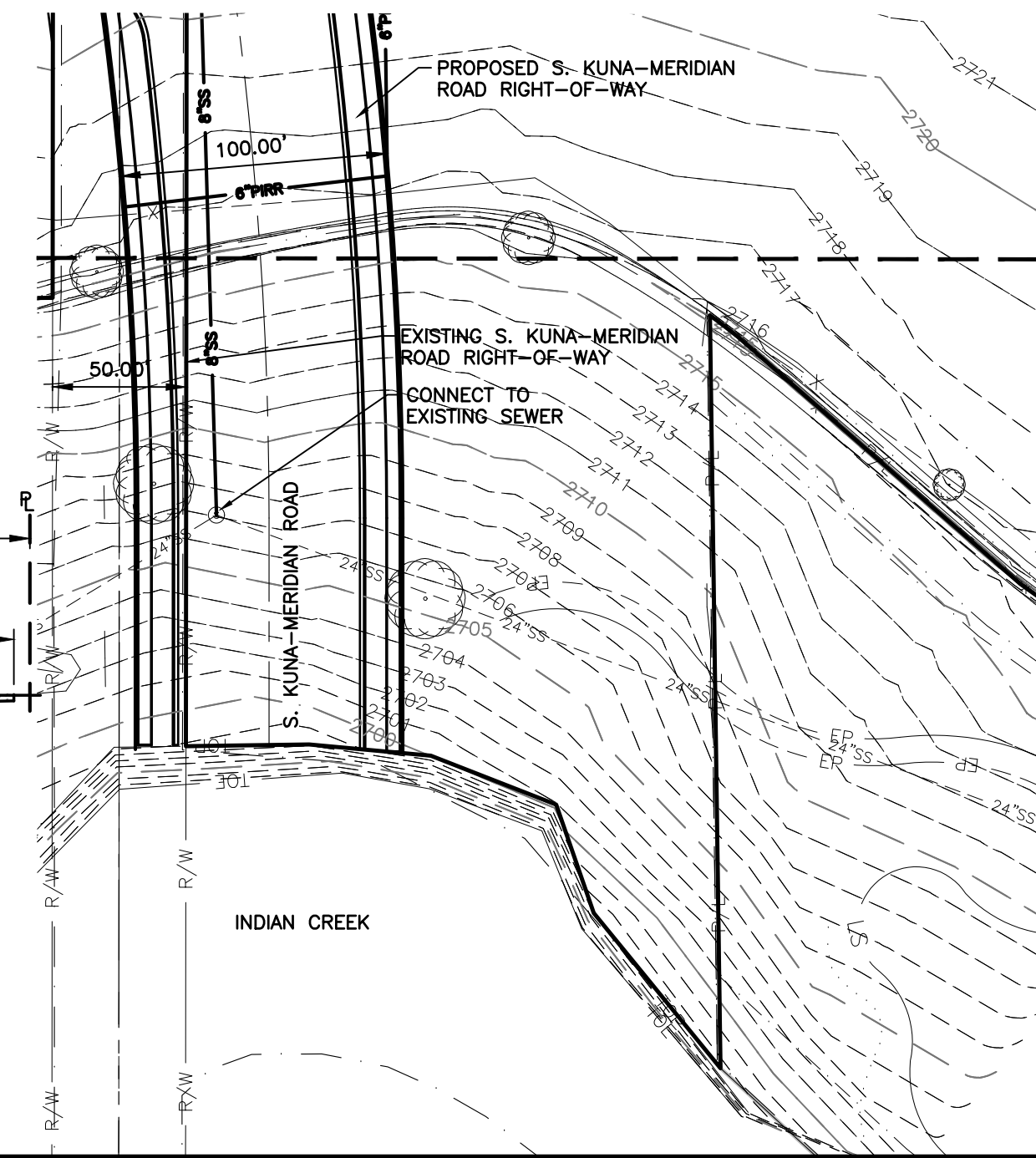
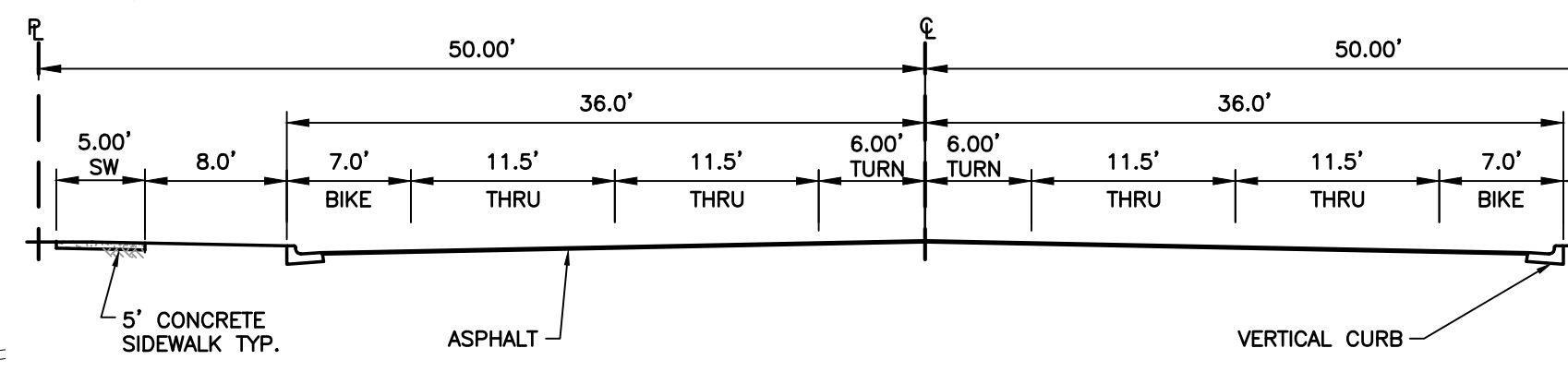
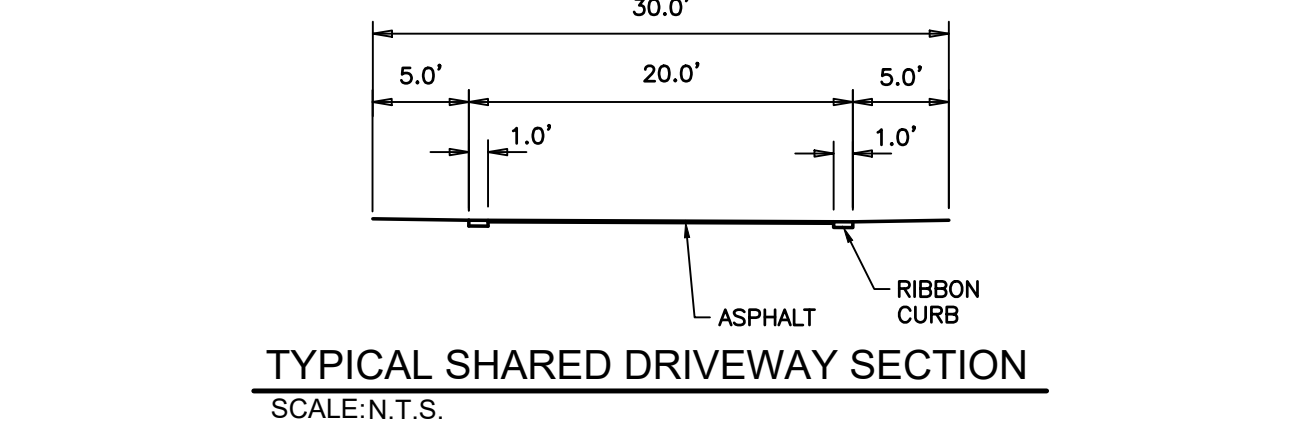
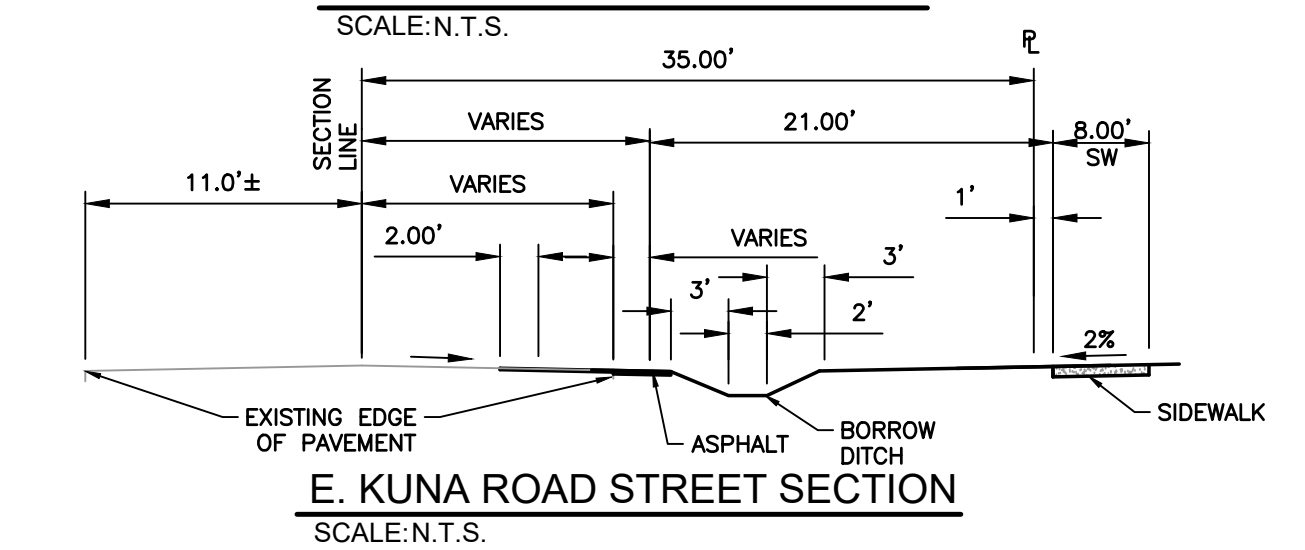
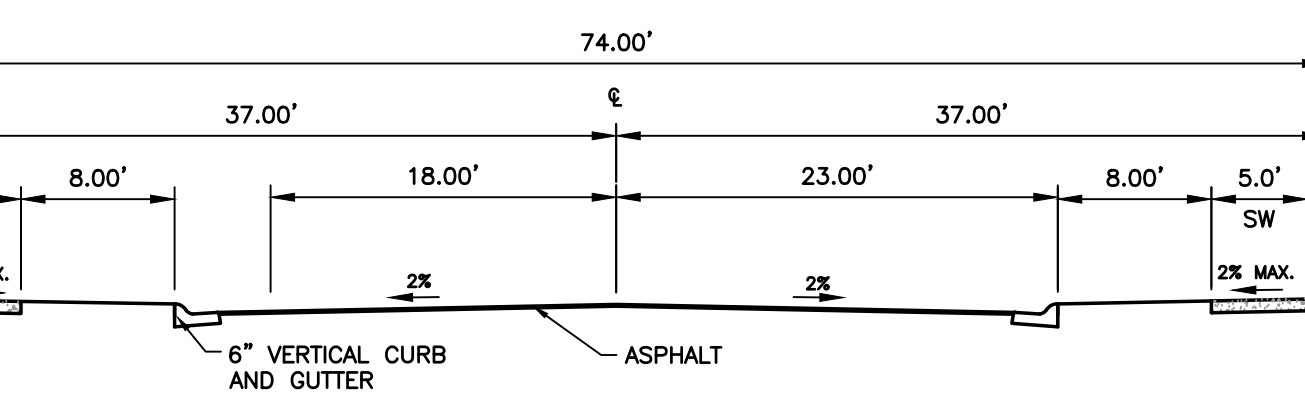
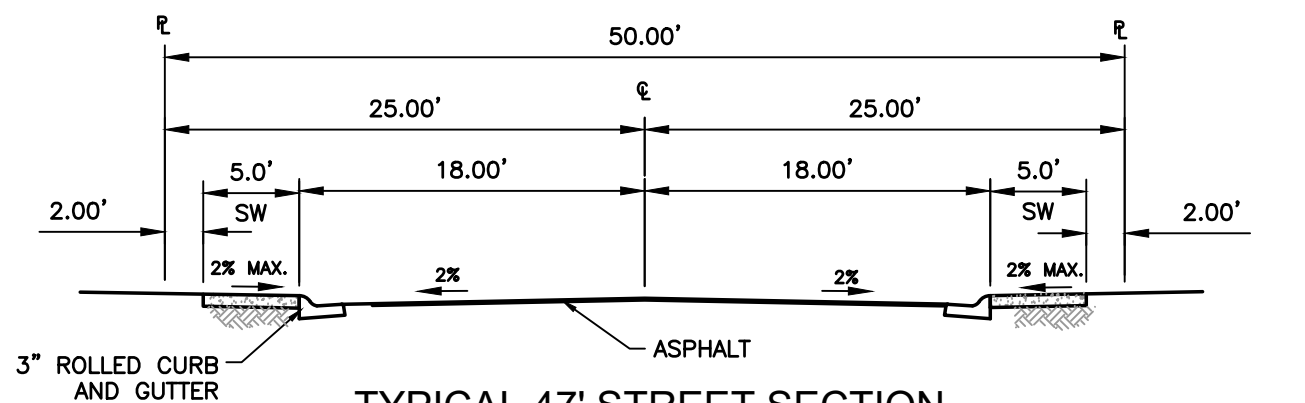
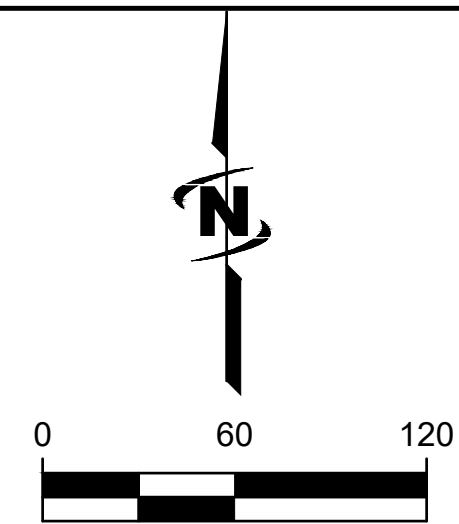
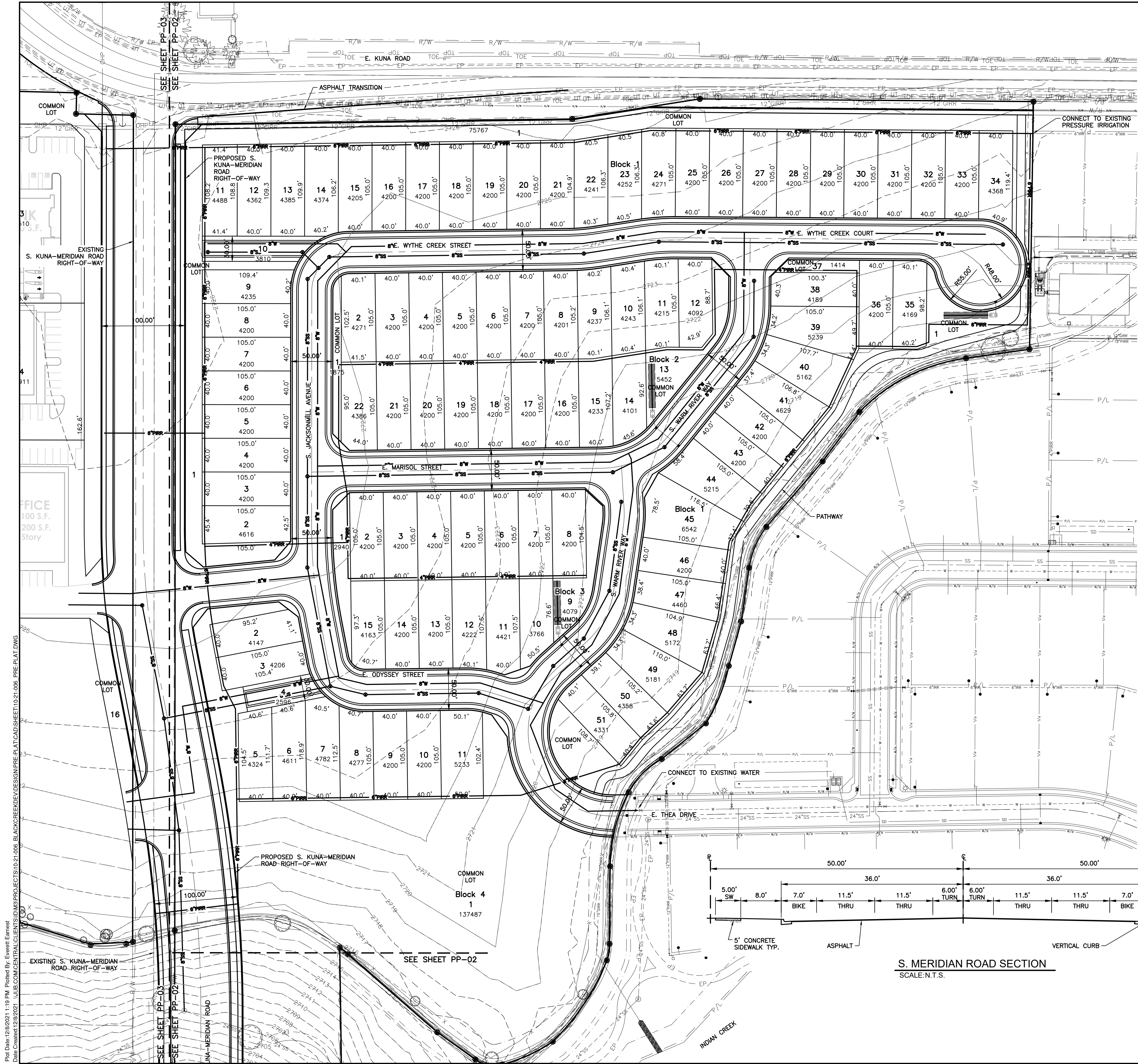
BLOCK NUMBER	LOT NUMBER	AREA (ACRES)	LOT USE
1	10	0.09 ac.	Shared Driveway
4	4	0.06 ac.	Shared Driveway


<u>REUSE OF DRAWINGS</u>					
J-JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-JUB'S PRIOR WRITTEN CONSENT.					
ANY REUSE WITHOUT WRITTEN CONSENT BY J-JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-JUB.					
<u>PREVISION</u>					

SURROUNDING LAND USE AND LOT TABLES

FILE : 10-21-006_PRE-PLAT
JUB PROJ. # : 10-21-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/8/2021
SHEET NUMBER:

PP-02





J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

REVISION

NO.	DESCRIPTION	BY	DATE

FILE: 10-21-006_PRE-PLAT
JUB PROJ. #: 10-21-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###

AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 12/8/2021

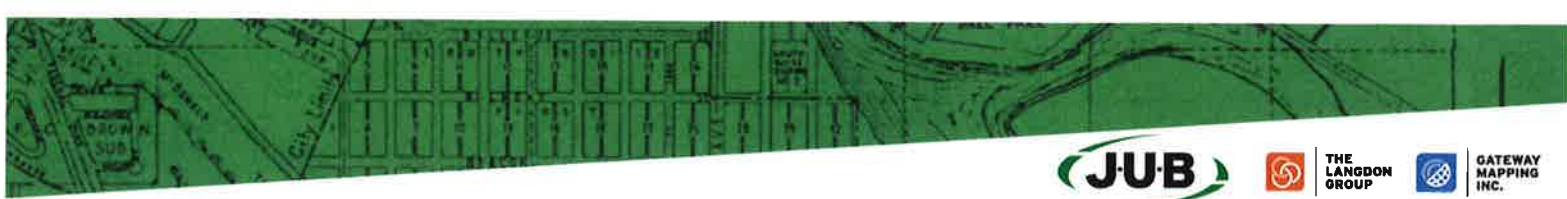
SHEET NUMBER:
PP-03

EXISTING AND PROPOSED CONDITIONS

FILE: 10-21-006_PRE-PLAT
JUB PROJ. #: 10-21-006
DRAWN BY: ###
DESIGN BY: ###
CHECKED BY: ###

AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 12/8/2021

SHEET NUMBER:
PP-03



RIISING SUN WEST SUBDIVISION LEGAL DESCRIPTION

Those portions of Lots 1 through 6 of Block 6 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northwest Quarter of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northwest corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the north quarter corner of said Section 30 bears South 89°33'00" East, 2542.42 feet; Thence along the north line of said Section 30, South 89°33'00" East, 25.00 feet; Thence departing from said north line, South 00°03'00" West, 60.00 feet to the southerly right-of-way line of E. Kuna Road and the **POINT OF BEGINNING**;

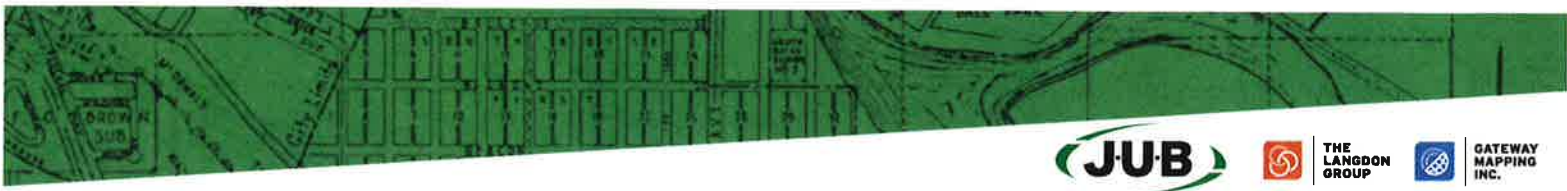
Thence along said southerly right-of-way line the following three (3) courses:

- 1) N 89°14'01" E, 471.28 feet;
- 2) N 81°03'02" E, 153.05 feet;
- 3) S 89°33'00" E, 396.12 feet;

Thence S 00°54'07" W, 294.15 feet departing from said right-of-way line to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following nineteen (19) courses:

- 1) S 81°53'53" W, 76.17 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the left an arc length of 144.55 feet, having a radius of 214.67 feet, a central angle of 38°34'46", a chord bearing of S 63°14'59" W and a chord length of 141.83 feet;
- 3) S 36°40'09" W, 72.95 feet;
- 4) S 40°39'48" W, 102.55 feet to the beginning of a non-tangent curve;
- 5) Along said non-tangent curve to the left an arc length of 53.06 feet, having a radius of 105.54 feet, a central angle of 28°48'13", a chord bearing of S 22°53'58" W and a chord length of 52.50 feet;
- 6) S 08°29'05" W, 64.63 feet;
- 7) S 15°27'35" W, 54.66 feet to the beginning of a non-tangent curve;
- 8) Along said non-tangent curve to the right an arc length of 73.93 feet, having a radius of 215.91 feet, a central angle of 19°37'08", a chord bearing of S 21°44'39" W and a chord length of 73.57 feet;
- 9) S 51°08'42" W, 67.26 feet to the beginning of a non-tangent curve;
- 10) Along said non-tangent curve to the left an arc length of 56.46 feet, having a radius of 94.98 feet, a central angle of 34°03'31", a chord bearing of S 44°45'44" W and a chord length of 55.63 feet to the beginning of a non-tangent curve;
- 11) Along said non-tangent curve to the left an arc length of 91.59 feet, having a radius of 192.42 feet, a central angle of 27°16'22", a chord bearing of S 14°05'48" W and a chord length of 90.73 feet;
- 12) S 00°27'30" W, 91.98 feet to the beginning of a non-tangent curve;
- 13) along said non-tangent curve to the right an arc length of 20.01 feet, having a radius of 45.42



- feet, a central angle of 25°14'38", a chord bearing of S 09°00'10" W and a chord length of 19.85 feet to the beginning of a non-tangent curve;
- 14) Along said non-tangent curve to the right an arc length of 116.76 feet, having a radius of 277.85 feet, a central angle of 24°04'36", a chord bearing of S 33°39'56" W and a chord length of 115.90 feet to the beginning of a non-tangent curve;
 - 15) Along said non-tangent curve to the right an arc length of 66.12 feet, having a radius of 198.51 feet, a central angle of 19°04'58", a chord bearing of S 65°42'17" W and a chord length of 65.81 feet to the beginning of a non-tangent curve;
 - 16) Along said non-tangent curve to the right an arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32", a chord bearing of N 79°34'52" W and a chord length of 32.36 feet;
 - 17) N 54°24'29" W, 55.42 feet;
 - 18) N 48°50'30" W, 141.03 feet to the beginning of a non-tangent curve;
 - 19) Along said non-tangent curve to the left an arc length of 12.43 feet, having a radius of 197.19 feet, a central angle of 03°36'45", a chord bearing of N 52°35'31" W and a chord length of 12.43 feet to the beginning of a non-tangent curve;

Thence S 00°47'53" E, 281.56 feet departing from said centerline to the North Top of Bank of Indian Creek;

Thence along said North Top of Bank the following five (5) courses:

- 1) N 39°12'52" W, 74.89 feet;
- 2) N 19°07'35" W, 42.92 feet;
- 3) N 68°43'10" W, 50.36 feet;
- 4) N 84°41'06" W, 45.69 feet;
- 5) S 89°09'40" W, 46.08 feet to the west line Block 6 of said Amended Plat of Part of the Avalon Orchard Tracts;

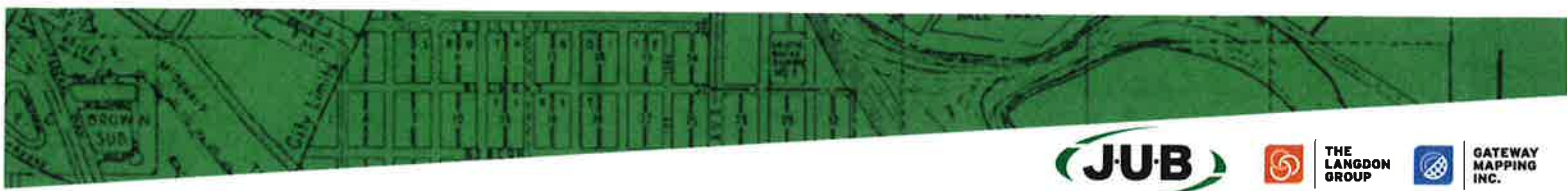
Thence N 00°03'00" E, 181.66 feet along said west line to said centerline;

Thence continuing N 00°03'00" E, 957.08 feet along said west line to the **POINT OF BEGINNING**.

TOGETHER WITH

Those portions of Lots 1 through 8 of Block 9 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northeast Quarter of the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northeast corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, from which the north quarter corner of said Section 25 bears North 88°38'59" West, 2667.49 feet; Thence along the north line of said Section 25, North 88°38'59" West, 25.01 feet; Thence departing from said north line, South 00°03'00" West, 50.01 feet to the southerly right-of-way line of E. Kuna Road and the **POINT OF BEGINNING**;



Thence S 00°03'00" W, 981.85 feet along the east line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following twenty-one (21) courses;

- 1) S 89°26'16" W, 8.68 feet;
- 2) S 87°06'47" W, 41.66 feet;
- 3) N 72°50'48" W, 90.38 feet;
- 4) S 86°36'09" W, 52.93 feet;
- 5) S 75°25'53" W, 126.23 feet;
- 6) S 71°06'38" W, 279.01 feet;
- 7) S 79°47'29" W, 102.40 feet;
- 8) N 53°29'10" W, 183.78 feet;
- 9) N 46°17'20" W, 76.46 feet;
- 10) N 30°24'50" W, 103.85 feet;
- 11) N 25°36'39" W, 95.39 feet;
- 12) N 14°15'51" W, 180.00 feet;
- 13) N 03°49'05" W, 53.13 feet;
- 14) N 07°42'19" E, 71.58 feet;
- 15) N 27°15'58" E, 141.68 feet;
- 16) N 16°15'01" E, 44.61 feet;
- 17) N 00°32'36" E, 78.83 feet;
- 18) N 24°17'03" W, 48.54 feet;
- 19) N 45°07'40" W, 113.54 feet;
- 20) N 50°52'11" W, 138.48 feet;
- 21) N 39°36'13" W, 22.72 feet to the southerly right-of-way line of State Highway 69 as described in that Warranty Deed recorded under Instrument No. 97062884, Ada County Records;

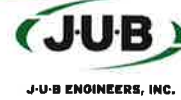
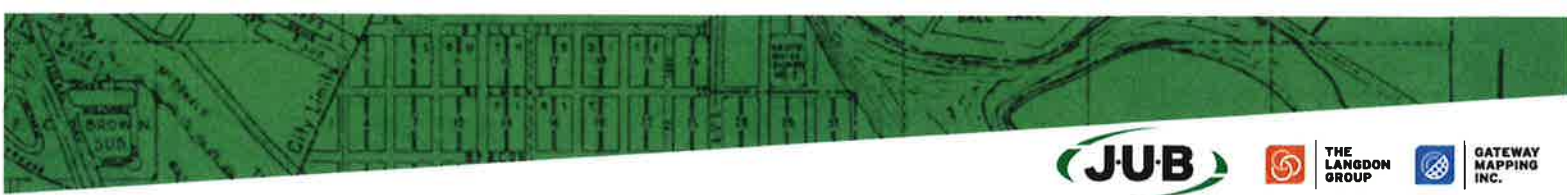
Thence along said southerly right-of-way line as described in those Warranty Deeds recorded under Instrument Nos. 97062884 and 97051061, Ada County Records, the following two (2) courses:

- 1) S 88°38'59" E, 343.42 feet to the beginning of a curve;
- 2) Along said curve to the left an arc length of 238.48 feet, having a radius of 883.51 feet, a central angle of 15°27'56", a chord bearing of N 83°37'03" E and a chord length of 237.76 feet;

Thence along said southerly right-of-way as described in that Right of Way Deed recorded under Instrument No. 146980, Ada County Records, the following two (2) courses:

- 1) S 88°38'59" E, 293.11 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the left an arc length of 73.30 feet, having a radius of 334.60 feet, a central angle of 12°33'05", a chord bearing of N 85°04'18" E and a chord length of 73.15 feet;

Thence along said southerly right-of-way line and the north line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts, S 88°38'59" E, 143.68 feet;



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Thence along said southerly right-of-way line as described in that Warranty Deed recorded under Instrument No. 97051061, Ada County Records, the following two (2) courses:

- 1) S 01°21'22" W, 25.00 feet;
- 2) S 88°38'59" E, 67.99 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 42.04 acres, more or less.

END OF DESCRIPTION

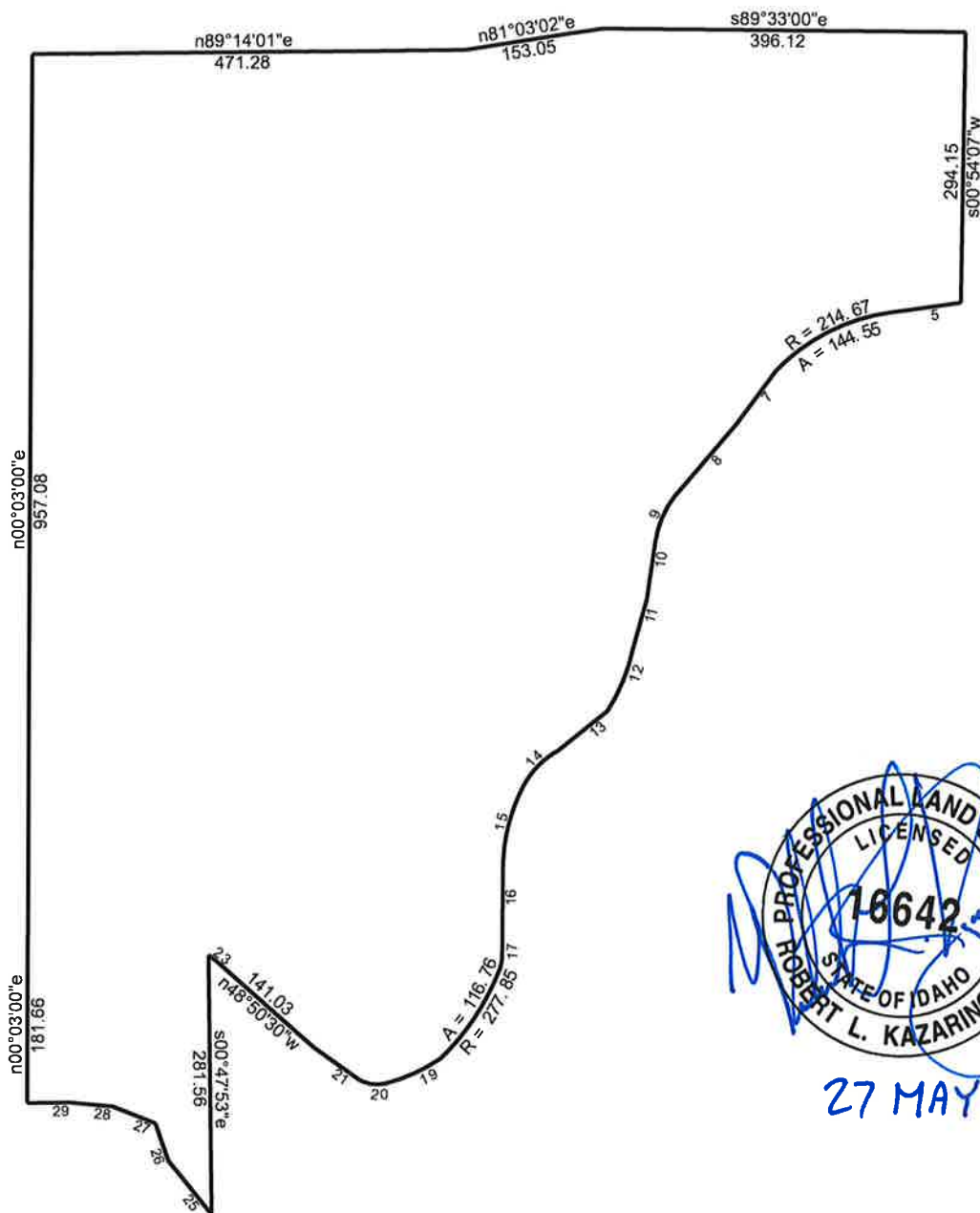
J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS



27 MAY 2021



PROFESSIONAL LAND SURVEYOR
LICENSED
18642
STATE OF IDAHO
ROBERT L. KAZARINOFF
27 MAY 2021

2/22/2021

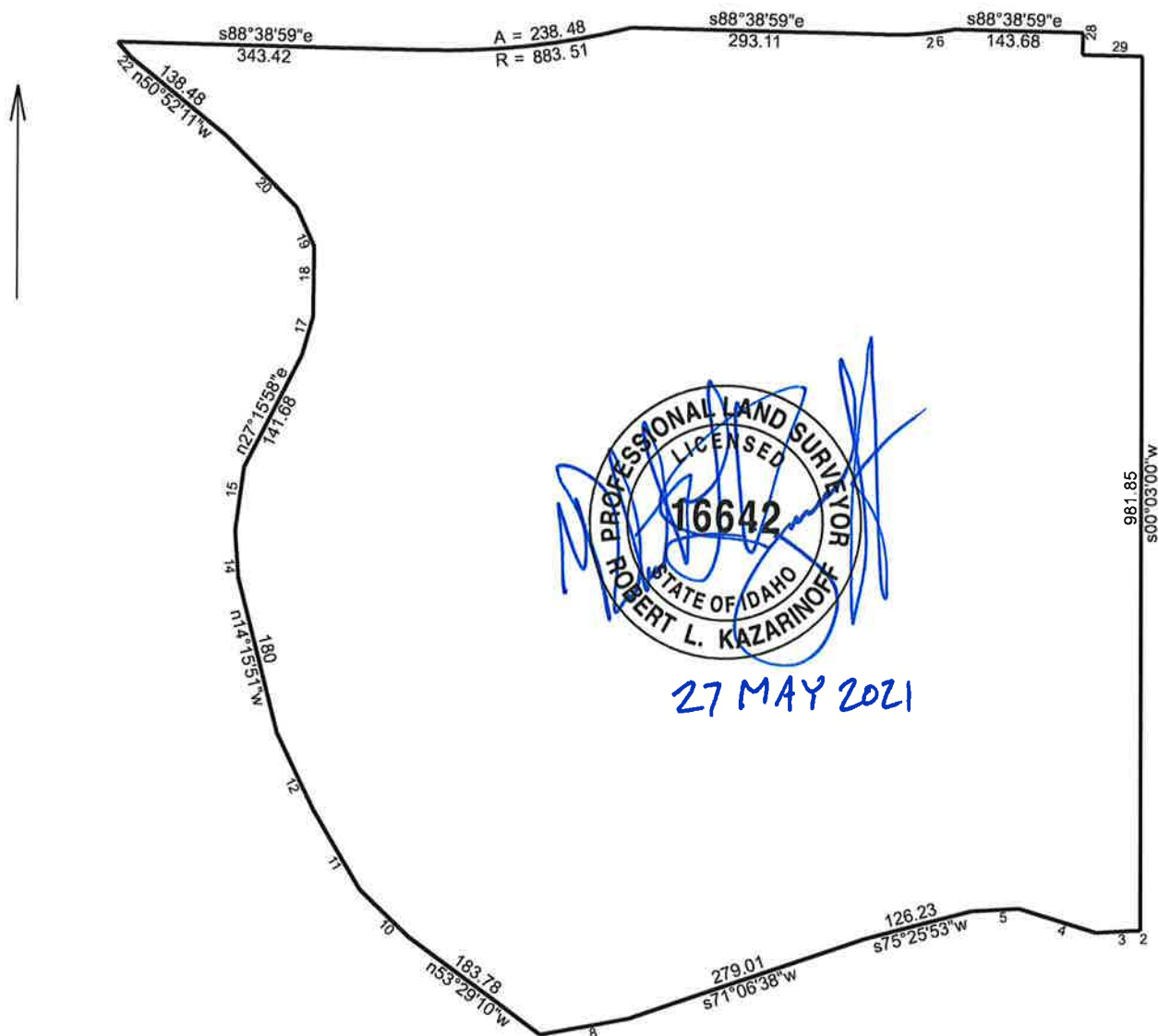
Scale: 1 inch= 200 feet

File: RISING SUN WEST (E) BOUNDARY.ndp

Tract 1: 18.8155 Acres, Closure: n16.3535w 0.01 ft. (1/323674), Perimeter=4390 ft.

01 n89.1401e 471.28
02 n81.0302e 153.05
03 s89.3300e 396.12
04 s00.5407w 294.15
05 s81.5353w 76.17
06 Lt, r=214.67, delta=038.3446, arc=144.55, chord=s63.1459w 141.83
07 s36.4009w 72.95
08 s40.3948w 102.55
09 Lt, r=105.54, delta=028.4813, arc=53.06, chord=s22.5358w 52.50
10 s08.2905w 64.63
11 s15.2735w 54.66
12 Rt, r=215.91, delta=019.3708, arc=73.93, chord=s21.4439w 73.57
13 s51.0842w 67.26
14 Lt, r=94.98, delta=034.0331, arc=56.46, chord=s44.4544w 55.63
15 Lt, r=192.42, delta=027.1622, arc=91.59, chord=s14.0548w 90.73
16 s00.2730w 91.98
17 Rt, r=45.42, delta=025.1438, arc=20.01, chord=s09.0010w 19.85
18 Rt, r=277.85, delta=024.0436, arc=116.76, chord=s33.3956w 115.90
19 Rt, r=198.51, delta=019.0458, arc=66.12, chord=s65.4217w 65.81

20 Rt, r=38.03, delta=050.2132, arc=33.43, chord=n79.3452w 32.36
21 n54.2429w 55.42
22 n48.5030w 141.03
23 Lt, r=197.19, delta=003.3645, arc=12.43, chord=n52.3531w 12.43
24 s00.4753e 281.56
25 n39.1252w 74.89
26 n19.0735w 42.92
27 n68.4310w 50.36
28 n84.4106w 45.69
29 s89.0940w 46.08
30 n00.0300e 181.66
31 n00.0300e 957.08



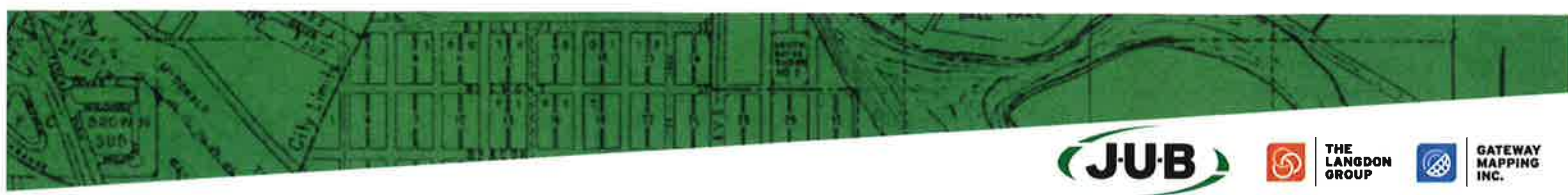
2/22/2021

Scale: 1 inch= 200 feet

File: RISING SUN WEST (W) BOUNDARY.ndp

Tract 1: 23.2292 Acres, Closure: n00.3541e 0.01 ft. (1/773928), Perimeter=4221 ft.

01 s00.0300w 981.85	18 n00.3236e 78.83
02 s89.2616w 8.68	19 n24.1703w 48.54
03 s87.0647w 41.66	20 n45.0740w 113.54
04 n72.5048w 90.38	21 n50.5211w 138.48
05 s86.3609w 52.93	22 n39.3613w 22.72
06 s75.2553w 126.23	23 s88.3859e 343.42
07 s71.0638w 279.01	24 Lt, r=883.51, delta=015.2756, arc=238.48, chord=n83.3703e 237.76
08 s79.4729w 102.4	25 s88.3859e 293.11
09 n53.2910w 183.78	26 Lt, r=334.60, delta=012.3305, arc=73.30, chord=n85.0418e 73.15
10 n46.1720w 76.46	27 s88.3859e 143.68
11 n30.2450w 103.85	28 s01.2122w 25
12 n25.3639w 95.39	29 s88.3859e 67.99
13 n14.1551w 180	
14 n03.4905w 53.13	
15 n07.4219e 71.58	
16 n27.1558e 141.68	
17 n16.1501e 44.61	



RIISING SUN WEST SUBDIVISION
ZONE C-1
LEGAL DESCRIPTION

Those portions of Lots 1 through 4 of Block 9 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northeast Quarter of the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northeast corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, from which the north quarter corner of said Section 25 bears North 88°38'59" West, 2667.49 feet; Thence along the north line of said Section 25, North 88°38'59" West, 25.01 feet; Thence departing from said north line, South 00°03'00" West, 50.01 feet to the southerly right-of-way line of E. Kuna Road and the **POINT OF BEGINNING**;

Thence S 00°03'00" W, 448.35 feet along the east line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts;

Thence N 89°52'22" W, 312.06 feet departing from said east line;

Thence N 00°07'38" E, 42.53 feet;

Thence N 89°52'05" W, 668.56 feet to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following seven (7) courses;

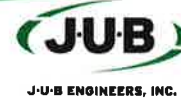
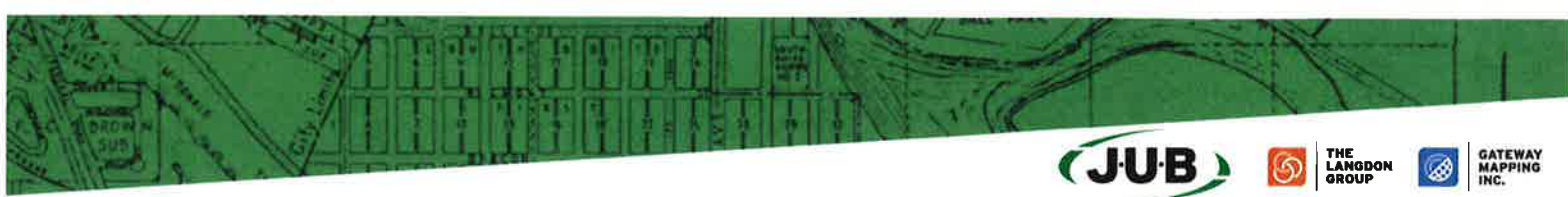
- 1) N 27°15'58" E, 73.07 feet;
- 2) N 16°15'01" E, 44.61 feet;
- 3) N 00°32'36" E, 78.83 feet;
- 4) N 24°17'03" W, 48.54 feet;
- 5) N 45°07'40" W, 113.54 feet;
- 6) N 50°52'11" W, 138.48 feet;
- 7) N 39°36'13" W, 22.72 feet to the southerly right-of-way line of State Highway 69 as described in that Warranty Deed recorded under Instrument No. 97062884, Ada County Records;

Thence along said southerly right-of-way line as described in those Warranty Deeds recorded under Instrument Nos. 97062884 and 97051061, Ada County Records, the following two (2) courses:

- 1) S 88°38'59" E, 343.42 feet to the beginning of a curve;
- 2) Along said curve to the left an arc length of 238.48 feet, having a radius of 883.51 feet, a central angle of 15°27'56", a chord bearing of N 83°37'03" E and a chord length of 237.76 feet;

Thence along said southerly right-of-way as described in that Right of Way Deed recorded under Instrument No. 146980, Ada County Records, the following two (2) courses:

- 1) S 88°38'59" E, 293.11 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the left an arc length of 73.30 feet, having a radius of 334.60 feet, a central angle of 12°33'05", a chord bearing of N 85°04'18" E and a chord length of 73.15 feet;



J-U-B FAMILY OF COMPANIES

Thence along said southerly right-of-way line and the north line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts, S 88°38'59" E, 143.68 feet;

Thence along said southerly right-of-way line as described in that Warranty Deed recorded under Instrument No. 97051061, Ada County Records, the following two (2) courses:

- 1) S 01°21'22" W, 25.00 feet;
- 2) S 88°38'59" E, 67.99 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 9.94 acres, more or less.

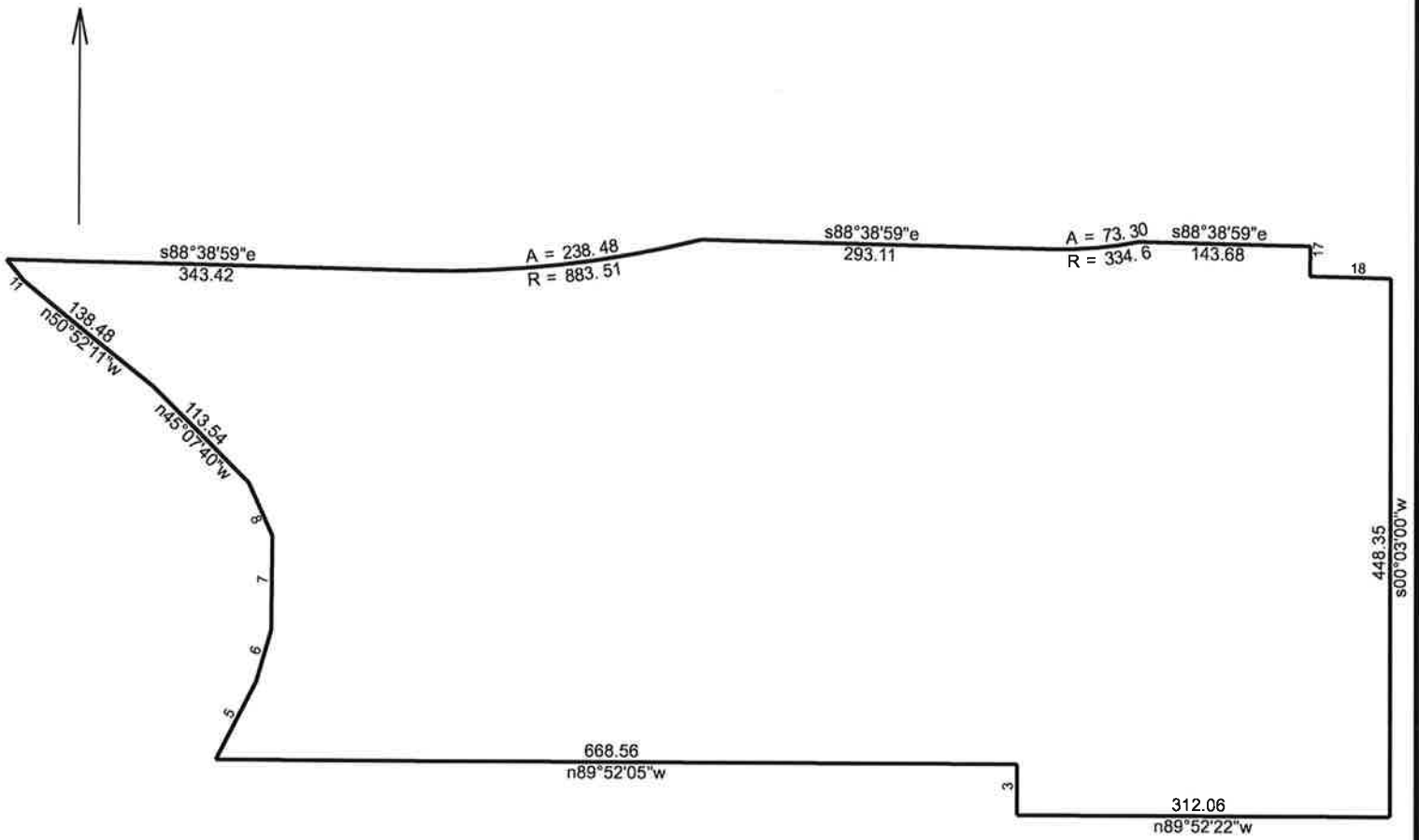
END OF DESCRIPTION

J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS





27 MAY 2021

5/19/2021

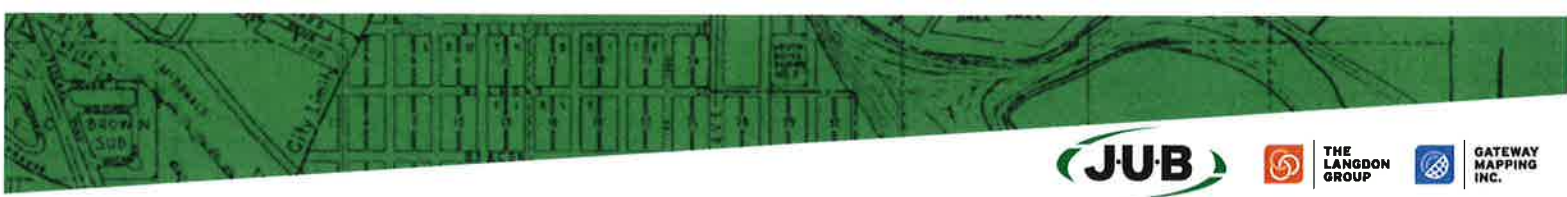
Scale: 1 inch= 150 feet

File: ZONE C-1 BOUNDARY.ndp

Tract 1: 9.9395 Acres (432964 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3176 ft.

01 s00.0300w 448.35
 02 n89.5222w 312.06
 03 n00.0738e 42.53
 04 n89.5205w 668.56
 05 n27.1558e 73.07
 06 n16.1501e 44.61
 07 n00.3236e 78.83
 08 n24.1703w 48.54
 09 n45.0740w 113.54
 10 n50.5211w 138.48
 11 n39.3613w 22.72

12 s88.3859e 343.42
 13 Lt, r=883.51, delta=015.2756, arc=238.48, chord=n83.3703e 237.76
 14 s88.3859e 293.11
 15 Lt, r=334.60, delta=012.3305, arc=73.30, chord=n85.0418e 73.15
 16 s88.3859e 143.68
 17 s01.2122w 25
 18 s88.3859e 67.99



RIISING SUN WEST SUBDIVISION
ZONE R-8
LEGAL DESCRIPTION

Those portions of Lots 1 through 6 of Block 6 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northwest Quarter of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northwest corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the north quarter corner of said Section 30 bears South 89°33'00" East, 2542.42 feet; Thence along the north line of said Section 30, South 89°33'00" East, 25.00 feet; Thence departing from said north line, South 00°03'00" West, 60.00 feet to the southerly right-of-way line of E. Kuna Road and the **POINT OF BEGINNING**;

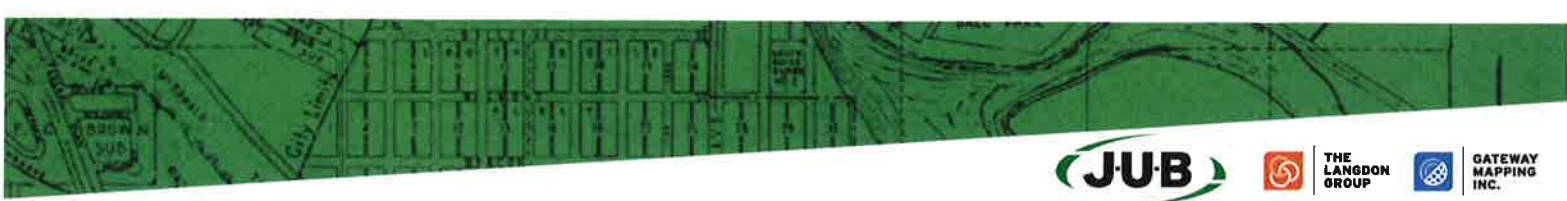
Thence along said southerly right-of-way line the following three (3) courses:

- 1) N 89°14'01" E, 471.28 feet;
- 2) N 81°03'02" E, 153.05 feet;
- 3) S 89°33'00" E, 396.12 feet;

Thence S 00°54'07" W, 294.15 feet departing from said right-of-way line to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following nineteen (19) courses:

- 1) S 81°53'53" W, 76.17 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the left an arc length of 144.55 feet, having a radius of 214.67 feet, a central angle of 38°34'46", a chord bearing of S 63°14'59" W and a chord length of 141.83 feet;
- 3) S 36°40'09" W, 72.95 feet;
- 4) S 40°39'48" W, 102.55 feet to the beginning of a non-tangent curve;
- 5) Along said non-tangent curve to the left an arc length of 53.06 feet, having a radius of 105.54 feet, a central angle of 28°48'13", a chord bearing of S 22°53'58" W and a chord length of 52.50 feet;
- 6) S 08°29'05" W, 64.63 feet;
- 7) S 15°27'35" W, 54.66 feet to the beginning of a non-tangent curve;
- 8) Along said non-tangent curve to the right an arc length of 73.93 feet, having a radius of 215.91 feet, a central angle of 19°37'08", a chord bearing of S 21°44'39" W and a chord length of 73.57 feet;
- 9) S 51°08'42" W, 67.26 feet to the beginning of a non-tangent curve;
- 10) Along said non-tangent curve to the left an arc length of 56.46 feet, having a radius of 94.98 feet, a central angle of 34°03'31", a chord bearing of S 44°45'44" W and a chord length of 55.63 feet to the beginning of a non-tangent curve;
- 11) Along said non-tangent curve to the left an arc length of 91.59 feet, having a radius of 192.42 feet, a central angle of 27°16'22", a chord bearing of S 14°05'48" W and a chord length of 90.73 feet;
- 12) S 00°27'30" W, 91.98 feet to the beginning of a non-tangent curve;



- 13) along said non-tangent curve to the right an arc length of 20.01 feet, having a radius of 45.42 feet, a central angle of 25°14'38", a chord bearing of S 09°00'10" W and a chord length of 19.85 feet to the beginning of a non-tangent curve;
- 14) Along said non-tangent curve to the right an arc length of 116.76 feet, having a radius of 277.85 feet, a central angle of 24°04'36", a chord bearing of S 33°39'56" W and a chord length of 115.90 feet to the beginning of a non-tangent curve;
- 15) Along said non-tangent curve to the right an arc length of 66.12 feet, having a radius of 198.51 feet, a central angle of 19°04'58", a chord bearing of S 65°42'17" W and a chord length of 65.81 feet to the beginning of a non-tangent curve;
- 16) Along said non-tangent curve to the right an arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32", a chord bearing of N 79°34'52" W and a chord length of 32.36 feet;
- 17) N 54°24'29" W, 55.42 feet;
- 18) N 48°50'30" W, 141.03 feet to the beginning of a non-tangent curve;
- 19) Along said non-tangent curve to the left an arc length of 12.43 feet, having a radius of 197.19 feet, a central angle of 03°36'45", a chord bearing of N 52°35'31" W and a chord length of 12.43 feet to the beginning of a non-tangent curve;

Thence S 00°47'53" E, 281.56 feet departing from said centerline to the North Top of Bank of Indian Creek;

Thence along said North Top of Bank the following five (5) courses:

- 1) N 39°12'52" W, 74.89 feet;
- 2) N 19°07'35" W, 42.92 feet;
- 3) N 68°43'10" W, 50.36 feet;
- 4) N 84°41'06" W, 45.69 feet;
- 5) S 89°09'40" W, 46.08 feet to the west line Block 6 of said Amended Plat of Part of the Avalon Orchard Tracts;

Thence N 00°03'00" E, 181.66 feet along said west line to said centerline;

Thence continuing N 00°03'00" E, 957.08 feet along said west line to the **POINT OF BEGINNING**.

The above-described parcel of land contains 18.81 acres, more or less.

END OF DESCRIPTION

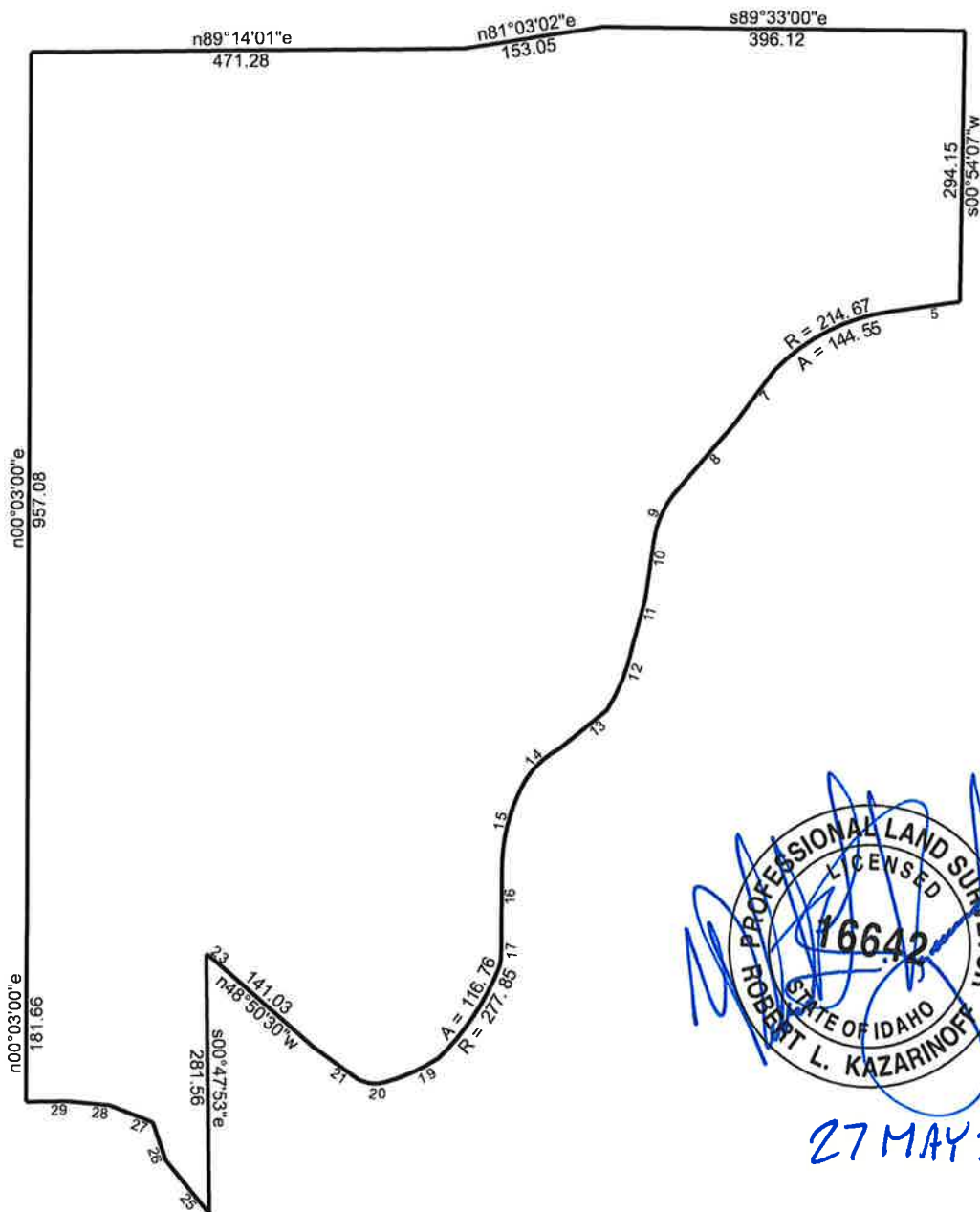
J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS



27 MAY 2021



27 MAY 2021

5/19/2021

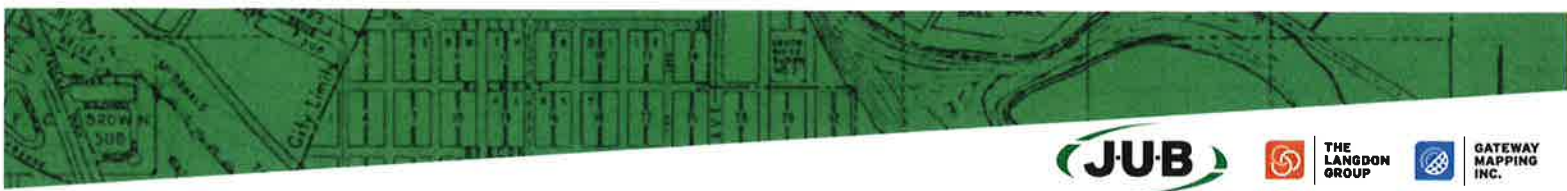
Scale: 1 inch= 200 feet

File: ZONE R-8 BOUNDARY.ndp

Tract 1: 18.8155 Acres, Closure: n16.3535w 0.01 ft. (1/323674), Perimeter=4390 ft.

01 n89.1401e 471.28
02 n81.0302e 153.05
03 s89.3300e 396.12
04 s00.5407w 294.15
05 s81.5353w 76.17
06 Lt, r=214.67, delta=038.3446, arc=144.55, chord=s63.1459w 141.83
07 s36.4009w 72.95
08 s40.3948w 102.55
09 Lt, r=105.54, delta=028.4813, arc=53.06, chord=s22.5358w 52.50
10 s08.2905w 64.63
11 s15.2735w 54.66
12 Rt, r=215.91, delta=019.3708, arc=73.93, chord=s21.4439w 73.57
13 s51.0842w 67.26
14 Lt, r=94.98, delta=034.0331, arc=56.46, chord=s44.4544w 55.63
15 Lt, r=192.42, delta=027.1622, arc=91.59, chord=s14.0548w 90.73
16 s00.2730w 91.98
17 Rt, r=45.42, delta=025.1438, arc=20.01, chord=s09.0010w 19.85
18 Rt, r=277.85, delta=024.0436, arc=116.76, chord=s33.3956w 115.90
19 Rt, r=198.51, delta=019.0458, arc=66.12, chord=s65.4217w 65.81

20 Rt, r=38.03, delta=050.2132, arc=33.43, chord=n79.3452w 32.36
21 n54.2429w 55.42
22 n48.5030w 141.03
23 Lt, r=197.19, delta=003.3645, arc=12.43, chord=n52.3531w 12.43
24 s00.4753e 281.56
25 n39.1252w 74.89
26 n19.0735w 42.92
27 n68.4310w 50.36
28 n84.4106w 45.69
29 s89.0940w 46.08
30 n00.0300e 181.66
31 n00.0300e 957.08



RISE SUN WEST SUBDIVISION
ZONE R-20
LEGAL DESCRIPTION

Those portions of Lots 3 through 8 of Block 9 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northeast Quarter of the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northeast corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, from which the north quarter corner of said Section 25 bears North 88°38'59" West, 2667.49 feet; Thence along the north line of said Section 25, North 88°38'59" West, 25.01 feet; Thence departing from said north line, South 00°03'00" West, 50.01 feet to the southerly right-of-way line of E. Kuna Road; Thence S 00°03'00" W, 448.35 feet along the east line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts to the **POINT OF BEGINNING**;

Thence continuing S 00°03'00" W, 533.50 feet along said east line to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

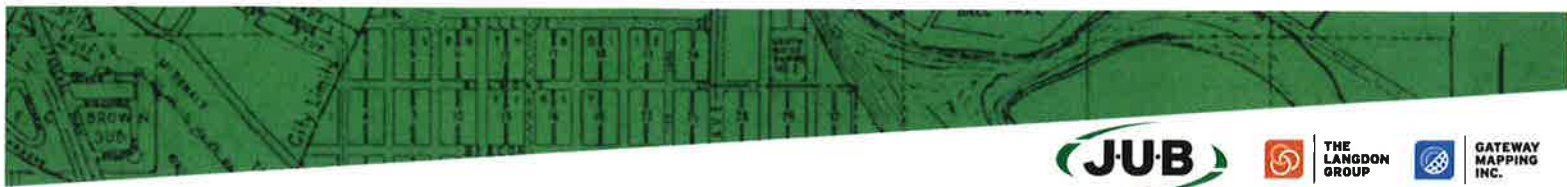
Thence along said centerline the following fifteen (15) courses;

- 1) S 89°26'16" W, 8.68 feet;
- 2) S 87°06'47" W, 41.66 feet;
- 3) N 72°50'48" W, 90.38 feet;
- 4) S 86°36'09" W, 52.93 feet;
- 5) S 75°25'53" W, 126.23 feet;
- 6) S 71°06'38" W, 279.01 feet;
- 7) S 79°47'29" W, 102.40 feet;
- 8) N 53°29'10" W, 183.78 feet;
- 9) N 46°17'20" W, 76.46 feet;
- 10) N 30°24'50" W, 103.85 feet;
- 11) N 25°36'39" W, 95.39 feet;
- 12) N 14°15'51" W, 180.00 feet;
- 13) N 03°49'05" W, 53.13 feet;
- 14) N 07°42'19" E, 71.58 feet;
- 15) N 27°15'58" E, 68.61 feet;

Thence S 89°52'05" E, 668.56 feet departing from said centerline;

Thence S 00°07'38" W, 42.53 feet;

Thence S 89°52'22" E, 312.06 feet to the **POINT OF BEGINNING**.



The above-described parcel of land contains 13.29 acres, more or less.

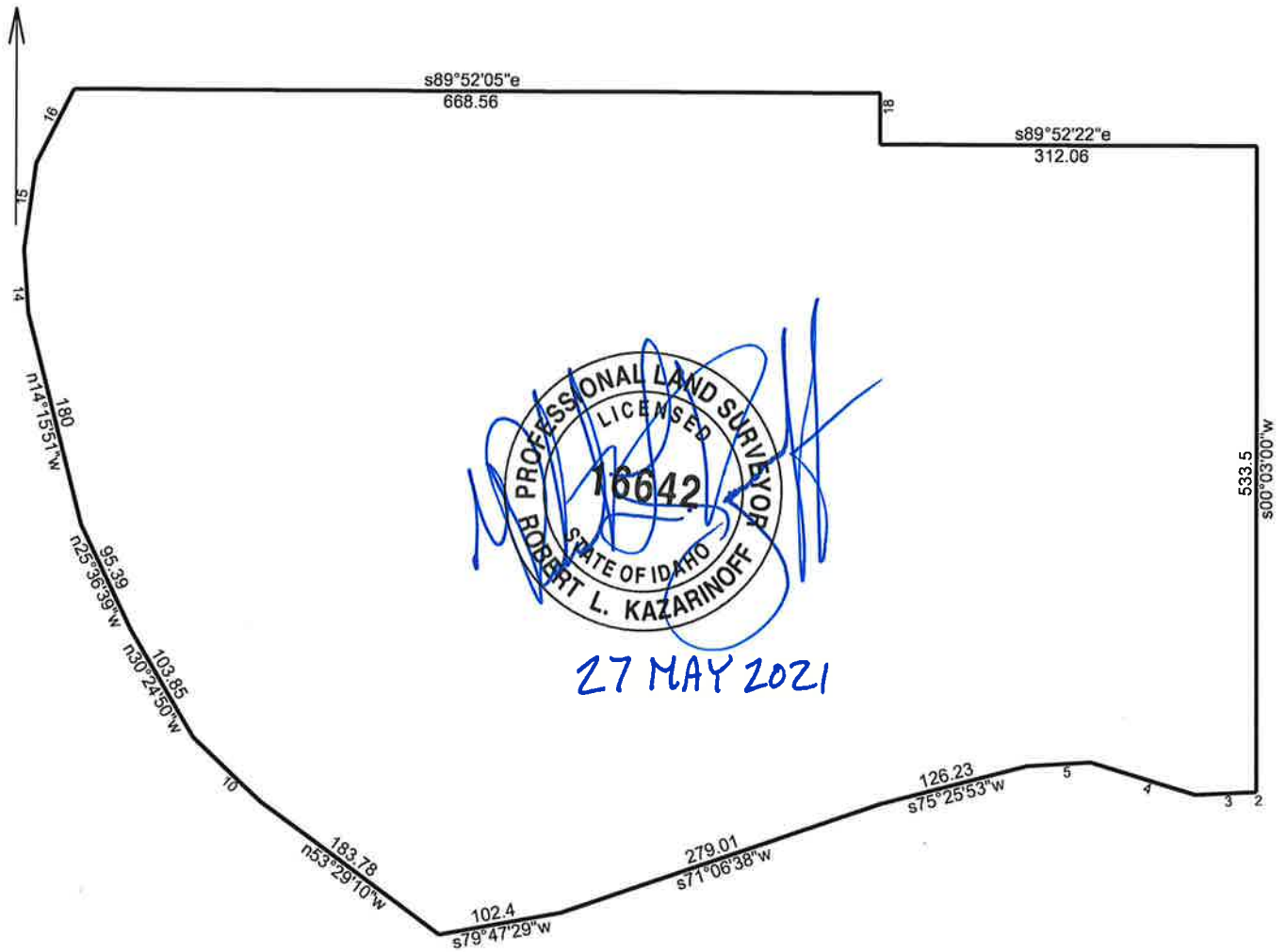
END OF DESCRIPTION

J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS





5/19/2021

Scale: 1 inch= 150 feet

File: ZONE R-20 BOUNDARY.ndp

Tract 1: 13.2897 Acres, Closure: n00.0725w 0.01 ft. (1/486684), Perimeter=3091 ft.

01 s00.0300w 533.5
 02 s89.2616w 8.68
 03 s87.0647w 41.66
 04 n72.5048w 90.38
 05 s86.3609w 52.93
 06 s75.2553w 126.23
 07 s71.0638w 279.01
 08 s79.4729w 102.4
 09 n53.2910w 183.78
 10 n46.1720w 76.46
 11 n30.2450w 103.85
 12 n25.3639w 95.39
 13 n14.1551w 180

14 n03.4905w 53.13
 15 n07.4219e 71.58
 16 n27.1558e 68.61
 17 s89.5205e 668.56
 18 s00.0738w 42.53
 19 s89.5222e 312.06

Becky Yzaguirre

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, June 2, 2021 11:21 AM
To: Becky Yzaguirre
Cc: Rob Kazarinoff
Subject: RE: Rising Sun West Subdivision / Provisional Name Reservation

External Email

June 2, 2021

Rob Kazarinoff, JUB Engineers
Becky Yzaguirre, JUB Engineers

RE: Provisional Subdivision Name Reservation for: RISING SUN WEST SUBDIVISION

Becky;

The Rising Sun name was previously reserved, and there was nothing in your email to determine where the development was.

The rest of the required information was just missing. Based on a review of your preliminary plat that was stamped by the PLS for this development dated May 27, 2021, the name Rising Sun West is available, with some restrictions.

At your request, I will reserve the name Rising Sun West Subdivision for your project. The name is reserved with the following restrictions. If these If these requirements cannot be met, then an additional name may need to be reserved.

- Rising Sun West must adjoin a recorded plat or phase of Rising Sun Subdivision

I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded. This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Becky Yzaguirre <bny@jub.com>
Sent: Wednesday, June 2, 2021 8:45 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Subdivision Name

Hi Glen,

Below is the information is requested. Can I not use the name because it has west in the name?

- The Parcel Numbers of all of the parcels to be included in the Subdivision
R0615250551, R0615251201, R0615250575
- The name and contact information for the Owner
Black Creek LTD Partnership
P.O. Box 690
Meridian, ID 83680
- The name and contact information for the Developer
M3 Companies
Mark Tate
1087 W River St
Ste 310
Boise, ID 83702
208-939-6263
- The name of the Professional Land Surveyor and firm that will be in responsible charge of the plat
Robert L. Kazarinoff, P.L.S.
JUB Engineers
2760 W Excursion Ln.
Ste 400
Meridian, ID 83642
208-376-7330

Thank you,
Becky

Becky Yzaguirre
Land Use Planner/Project Coordinator

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, June 1, 2021 4:34 AM
To: Becky Yzaguirre <bny@jub.com>
Subject: RE: Subdivision Name

External Email

Becky;

Since none of the required information has been submitted, I'm not sure that the name can be used.

The following information is also required prior to reserving a name;

- The Parcel Numbers of all of the parcels to be included in the Subdivision
- The name and contact information for the Owner
- The name and contact information for the Developer
- The name of the Professional Land Surveyor and firm that will be in responsible charge of the plat

A link to the Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

A link is also included below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Name Search: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_Ada_County_Surveyor.pdf [linkprotect.cudasvc.com]

Policy: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/> [linkprotect.cudasvc.com]



Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Becky Yzaguirre <byz@jub.com>
Sent: Thursday, May 27, 2021 3:49 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Subdivision Name

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hi,

I want to reserve the subdivision name, Rising Sun West.

Thank you,
Becky

Becky Yzaguirre
Land Use Planner/Project Coordinator

J-U-B ENGINEERS, Inc.
2760 W. Excursion Lane, Ste 400, Meridian ID 83642
e byzaguirre@jub.com w www.jub.com [jub.com]
p 208 555 1006



OTHER J-U-B COMPANIES